



PROJECT PREFEASIBILITY REPORT

PROJECT DETAILS

Project Name	Housing & Human Settlements Development
Location	Bergervier Local Municipality
Sector	Social
Department	Department Of Infrastructure
Project Owner	Poonam Yawalkar
Project Manager	Poonam Yawalkar

BACKGROUND & JUSTIFICATION

Background

South Africa is experiencing continued urbanisation, population growth, and pressure on existing municipal infrastructure. Many households still live in informal settlements or inadequate housing conditions without proper access to water, sanitation, electricity, and social services.

The shortage of affordable housing, combined with limited serviced land and uneven spatial development, has resulted in a growing housing backlog. Municipalities face challenges in delivering integrated, sustainable human settlements due to funding constraints, outdated infrastructure, and fragmented planning.

The Housing & Human Settlements Development project responds to these challenges by providing planned, serviced, and well-located residential developments that support improved living conditions and long-term socio-economic development.

Justification

1. Reducing the Housing Backlog

The project directly addresses the national demand for affordable housing by increasing supply and creating formalised, serviced residential areas.

2. Improving Quality of Life

Adequate housing improves health, safety, and access to essential services, contributing to better social outcomes for communities.

3. Promoting Spatial Integration

Developing mixed-use, well-located settlements supports integration of previously marginalised communities and reduces spatial inequality.

4. Strengthening Municipal Infrastructure

Upgrading and expanding bulk and internal infrastructure helps municipalities meet current and future service demands.

5. Supporting Economic & Employment Growth

Construction and infrastructure development generate jobs, stimulate local businesses, and contribute to long-term economic upliftment.

6. Policy Alignment

The project aligns with the **National Development Plan (NDP 2030)**, **Integrated Urban Development Framework (IUDF)**, and relevant municipal **SDFs/IDPs**, ensuring strategic compliance and government support.

PROJECT SCOPE

The Scope of Work for the Housing & Human Settlements Development project includes all activities required to plan, design, construct, and deliver fully serviced residential communities supported by essential public infrastructure and community facilities.

1. Planning & Feasibility

1.1 Site Identification & Assessment

- Identification of suitable land parcels.
- Topographical surveys, geotechnical investigations, and soil testing.
- Environmental Impact Assessments (EIA) and related approvals.
- Analysis of zoning, land ownership, and development rights.

1.2 Urban Planning & Layout

- Development of a detailed township layout plan.
- Spatial planning aligned with municipal SDFs and IDPs.
- Allocation of land for residential units, roads, parks, and public amenities.
- Integration with public transport routes and existing infrastructure.

2. Engineering Design

2.1 Infrastructure Design

- Bulk water supply and internal reticulation.
- Sewer network design and connection to wastewater treatment facilities.

- Stormwater drainage and flood management systems.
- Road network design, pedestrian paths, and street lighting.
- Electrical supply and distribution networks (LV/MV lines, substations).
- ICT and fibre infrastructure where applicable.

2.2 Housing & Building Design

- Architectural design of housing typologies (RDP, FLISP, mixed-income units).
- Unit layout plans, structural designs, and compliance with NHBRC standards.
- Design of rental and community accommodation facilities.

3. Construction & Development

3.1 Bulk & Internal Services

- Construction of water pipelines, reservoirs, and pump stations.
- Sewer systems, manholes, and connection to treatment works.
- Stormwater pipes, attenuation ponds, culverts, and canals.
- Roadworks including base layers, surfacing, sidewalks, and signage.
- Installation of electrical infrastructure and street lighting.

3.2 Housing Construction

- Construction of housing units according to approved designs.
- Construction of rental units, community housing, or mixed-use buildings.
- On-site supervision and quality assurance in line with NHBRC requirements.

4. Community Facilities & Public Spaces

- Construction of schools, clinics, ECD centres (if included in scope).
- Community halls, parks, playgrounds, and recreational areas.
- Landscaping, green spaces, and urban greening initiatives.
- Public transport stops and pedestrian-friendly linkages.

5. Compliance, Governance & Approvals

- Municipal approvals for layouts and engineering drawings.
- Compliance with NEMA, SPLUMA, NHBRC, SANS, and building regulations.
- Health and safety management (OHS).
- Procurement and contract administration processes.

OBJECTIVES & KEY FOCUS AREAS

OBJECTIVE	KEY FOCUS AREA
Consistent Public-Private strategic value for all WC infrastructure stakeholders	• Prioritising Infrastructure for Maximum Impact • Enhancing Private Sector Partnerships • Addressing Climate Change & Sustainability
Infrastructure linked to 5yr plans & their respective APPs, AOP's & AR's	• Strengthening Municipal Infrastructure • Innovation & Futures Planning

PROJECT TIMELINE & COST

Estimated Duration	3 Year(s) & 4 Month(s)
Estimated Start Date	27 Dec 2025
Estimated Cost	R 885,139,320

PROJECT STAGE-0 SUBMISSION & APPROVAL

Self Approved By: **Poonam Yawalkar**

Self Approved On: **04 Dec 2025 06:25:26 AM**

Submitted By	
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ENVIRONMENTAL & SOCIAL CONSIDERATIONS

ENVIRONMENTAL CONSIDERATIONS	SOCIAL CONSIDERATIONS
• Air, water, and soil pollution from industrial and agricultural activities • Waste Management_1 • Overuse of natural resources leading to scarcity and degradation • Deforestation causing habitat loss, soil erosion, and climate impacts • Sustainable water management to protect quality and prevent scarcity • Ecosystem	• Respect for human rights including labor, land, and indigenous rights • Long-Term Social Benefits • Gender and Youth Empowerment • Distribution of development benefits • Protection of health and safety from environmental hazards • Promotion of social equity and fair distribution of development benefits • Fair labor practices including wages, hours, and working conditions • Prevention of greenhouse

REGULATORY & ENVIRONMENTAL APPROVALS

NATIONAL LEVEL	PROVINCIAL AND LOCAL LEVELS	OTHER RELEVANT ENTITIES
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• Department of Forestry, Fisheries and the Environment (DFFE): Responsible for environmental management, conservation, and protection in South Africa • Strategic planning tools for land-use and environmental • Environmental Management Inspectors (EMIs): Responsible for compliance and enforcement of environmental regulations • Environmental Management Frameworks (EMFs): Strategic planning tools for land-use and environmental management decisions • Department of Water and Sanitation-other • Approval for road and bridge alignment, traffic integration, and compliance with national transport standards-other	• Provincial Environmental Departments: Implement and enforce environmental regulations within provinces • City Engineering Department-other • Approval for land use, zoning, and local development integration • Local Municipality	• Environmental Assessment Practitioners Association of South Africa (EAPASA): Voluntary certification body for Environmental Assessment Practitioners • Wildlife and Environment Society of South Africa (WESSA): Non-profit organization involved in environmental conservation and education • Recommendations on sustainability practices and biodiversity protection • Validation of structural design and quality assurance measures
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IDENTIFY KEY STAKEHOLDERS

Government

NAME	ENGAGEMENT STRATEGY
Department of Agriculture	
Department of Education	
Provincial Treasury	
Department of Mobility	
Department of Premier	
Department of Social Development	

State-Owned Entities

NAME	ENGAGEMENT STRATEGY
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Development Bank of Southern Africa (DBSA)	A major development finance institution supporting infrastructure and socio-economic development across South Africa and the SADC region.
Industrial Development Corporation (IDC)	A national development finance institution providing funding for industrial growth, manufacturing, and economic infrastructure projects.
Eskom	South Africa's national electricity utility responsible for electricity generation, transmission, and distribution.

Private Entities

NAME	ENGAGEMENT STRATEGY
Construction Companies	Construction companies are responsible for executing the physical works of the project, including housing construction, bulk services installation, roads, drainage systems, and public facilities. Their role includes delivering infrastructure according to approved designs, technical standards, safety requirements, and project timelines.
Engineering Firms	Engineering firms provide professional design, planning, and technical oversight for the project. Their responsibilities include: • Civil, structural, electrical, and mechanical engineering designs • Detailed technical documentation and specifications • Quality assurance and technical supervision during construction • Ensuring compliance with engineering standards, regulations, and municipal requirements

NAME	ENGAGEMENT STRATEGY
Financial Institutions	Financial institutions such as development banks, commercial banks, and investment funds provide capital for project implementation. They may offer: • Long-term project financing • Short-term construction loans • Grants or blended finance • Risk management instruments and guarantees These institutions play a crucial role in enabling sustainable and scalable infrastructure delivery.
Media and Public Communication Outlets-other	This category includes local, regional, and national media platforms responsible for: • Disseminating project information to the public • Supporting community awareness campaigns • Facilitating transparent communication • Sharing milestones, progress updates, and public notices Platforms may include newspapers, radio, social media, online portals, and community communication networks.

Civil Entities

NAME	ENGAGEMENT STRATEGY
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Civil society organizations advocating for community needs	These organizations play a vital role in representing community interests and ensuring that development projects address social, environmental, and economic needs. Their contributions include: • Advocating for equitable access to housing and services • Participating in public consultations and planning processes • Monitoring transparency, fairness, and accountability • Supporting community mobilisation and feedback mechanisms They help strengthen community engagement and promote social justice.
Local Communities and Residents:Other	This category includes various groups within the community who are directly affected by the project, including: • Surrounding neighbourhood residents • Informal settlement dwellers • Beneficiaries of housing allocation • Community-based associations and groups Their involvement is crucial for obtaining local insights, ensuring social acceptance, and aligning project outcomes with real community needs.

Other_1	This category refers to additional consultation processes or stakeholder engagement activities that do not fall into standard consultation types. These may include: • Informal community meetings • Focus group sessions • Social facilitation engagements • Ward committee briefings • Custom stakeholder communication channels
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Other Stakeholders

NAME	ENGAGEMENT STRATEGY
Local Development Finance Institutions (DFIs)	Local DFIs provide financial support for infrastructure and socio-economic development initiatives. Their roles include: • Offering long-term development loans and blended finance • Supporting project preparation and feasibility studies • Providing technical assistance and advisory services • Catalysing private sector participation through guarantees and risk-sharing mechanisms Examples may include provincial development funds or municipal development agencies.

NAME	ENGAGEMENT STRATEGY
Sustainable Infrastructure Development Symposium - South Africa (SIDSSA)	SIDSSA is a national platform focused on accelerating infrastructure investment in South Africa. Its role includes: • Coordinating strategic infrastructure projects under the Infrastructure South Africa (ISA) programme • Facilitating partnerships between government, private sector, and investors • Promoting bankable infrastructure projects and mobilising funding • Enhancing visibility and investment readiness of priority national projects SIDSSA supports alignment with national development priorities.
Other	This includes additional media organisations or communication platforms not listed under standard categories. These may include: • Local newspapers and community newsletters • Independent radio stations • Social media influencers or digital content creators • Online community groups and forums Their main role is to disseminate project information, support transparency, and keep the public informed.

WCG SECTOR PRIORITIES

OUTCOMES	SOCIAL	ENERGY & WATER	ECONOMIC	TECHNOLOGY	ECOLOGICAL
Households have increased access to basic services and improved shelter	Short Term 1-5 YRS (Up to 2030)	Short Term 1-5 YRS (Up to 2030)	Medium Term 5-15 YRS (Up to 2040)	Short Term 1-5 YRS (Up to 2030)	

Infrastructure investment drives spatial transformation and improves spatial resilience		Short Term 1-5 YRS (Up to 2030)	Short Term 1-5 YRS (Up to 2030)	Long Term 15-30 YRS (Up to 2050)	Medium Term 5-15 YRS (Up to 2040)
Investment in social infrastructure improves access to health, education, social development, and recreation opportunities	Medium Term 5-15 YRS (Up to 2040)	Medium Term 5-15 YRS (Up to 2040)	Long Term 15-30 YRS (Up to 2050)	Medium Term 5-15 YRS (Up to 2040)	Short Term 1-5 YRS (Up to 2030)
Mobility systems and transportation corridors provide safe and efficient connectivity to opportunities, services, and facilities	Medium Term 5-15 YRS (Up to 2040)			Short Term 1-5 YRS (Up to 2030)	

INFRASTRUCTURE TYPE

• Hard

Hard infrastructure refers to the **physical, tangible systems and structures** that support economic activity and essential services.

It includes long-term capital assets required for transportation, water, energy, housing, and communication.

Examples:

- Roads, bridges, and highways
- Water supply and sanitation systems
- Electricity generation and distribution
- Housing developments
- Public transport systems
- ICT networks and fibre infrastructure

• Soft

Soft infrastructure includes the **institutions, services, and systems** that support human capital, social well-being, and governance.

These are non-physical but essential for effective functioning of society.

Examples:

- Education and training systems
- Healthcare services (hospitals, clinics, ECD centres)
- Public safety services (police, fire, emergency response)
- Government administration, legal systems, regulatory bodies
- Social welfare and community development services

Purpose:

To enhance social development, skills, health, governance, and public service provision.

• **Critical**

Critical infrastructure refers to systems and assets that are **essential for national security, public safety, and economic stability**.

These are infrastructure components whose disruption would cause severe societal or economic impact.

Examples:

- National power grid and substations
- Water treatment and distribution plants
- Hospitals and emergency health facilities
- Major transport hubs (ports, airports, freight corridors)
- Telecommunications networks
- Strategic government facilities

Purpose:

To ensure resilience, protect essential services, and maintain national safety and continuity.

PROJECT STAGE-1 SUBMISSION & APPROVAL

Self Approved By: **Poonam Yawalkar**

Self Approved On: **04 Dec 2025 09:00:40 AM**

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Submitted On	
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Approved On	

GEO LOCATION

Geo Location	
Latitude	
Longitude	

PROCUREMENT PLANNING

- **Decentralized Preference Criteria**

- 1] ["Departments"]

- This refers to procurement preference guidelines aimed at supporting **local economic development**, especially at district or municipal level.

- It ensures that procurement decisions favour:

- Local suppliers
 - Small and emerging businesses
 - Community-based service providers
 - Regionally produced goods and services

- Dropdown Option:** *Select sub type*

- (Used to choose specific preference categories—e.g., local SMEs, local labour, township enterprises.)

- **Designated Groups**

- 1] ["Women-owned businesses"]

- Designated groups include specific categories targeted for inclusive procurement to promote transformation and equitable participation. These may include:

- Youth-owned businesses
 - Women-owned businesses
 - People with disabilities
 - Military veterans
 - Historically disadvantaged individuals

- Dropdown Option:** *Select sub type*

- (Used when selecting which designated group applies to a project or procurement item.)

- **Local Content and Production**

1] □

This criterion ensures that goods, materials, and services are **sourced or manufactured locally** in accordance with South Africa's localisation policies.

It supports:

- Local manufacturing
- Local job creation
- Supplier development
- Economic growth in domestic industries

Often applied to sectors such as construction materials, steel, furniture, ICT hardware, and energy components.

- **Broad-Based Black Economic Empowerment (B-BBEE)**

1] □

B-BBEE is a national policy framework promoting economic transformation and participation of black South Africans in the economy.

Compliance includes evaluating:

- B-BBEE level of suppliers
- Ownership, management, and control
- Skills development contributions
- Preferential procurement participation
- Enterprise and supplier development initiatives

Used for tender scoring, supplier evaluation, and transformation requirements.

- This category is used when additional procurement or compliance criteria do not fall under the predefined options. Examples include:

- Environmental sustainability criteria
- Green Building Standards
- Ethical sourcing requirements
- Corporate social responsibility commitments

Provides flexibility for unique or project-specific requirements.

PROCUREMENT ACTION

- E-Procurement Solution (ePS)

The E-Procurement Solution is a digital platform used for managing the end-to-end procurement process. It supports:

- Online tender publication
- Supplier registration and verification
- Bid submission and evaluation
- Contract management
- Auditability and transparency

ePS enhances efficiency and reduces manual procurement errors.

- Western Cape Supplier Evidence Bank (WCSEB)

WCSEB is a verification and compliance database used by the Western Cape Government to assess supplier eligibility.

It provides:

- Centralised storage of supplier documents
- Verification of compliance (tax, B-BBEE, CIDB, CSD)
- Faster procurement turnaround times
- Reduced duplication of documentation

Used mainly in the Western Cape to support clean and efficient procurement.

- Procurement Planning

This refers to the structured process of forecasting, budgeting, and scheduling all procurement activities required for the project.

It involves:

- Identifying goods, services, and works needed
- Determining timelines and budgets
- Aligning procurement with project milestones
- Preparing procurement strategy and methodology

Ensures timely delivery and compliance with regulations.

- Preferential Procurement Regulations (2022)

Aligned : Yes

These regulations govern how government entities apply preference points, designated groups, local content, and B-BBEE in procurement processes.
Key focus areas include:

- Fair and transparent tender evaluation
- Empowerment of designated groups
- Local production and content requirements
- Compliance with PFMA, MFMA, and SCM frameworks

Ensures alignment with national transformation and economic development objectives.

Indicates that the procurement process, methodology, or project meets the required regulatory or policy standards.

Used for:

- Compliance checks
- Audit trails
- Procurement assessment reports

"Aligned" confirms regulatory adherence.

- Sustainable Public Procurement (SPP)

Aligned : No

SPP integrates environmental, social, and economic sustainability considerations into procurement decisions.

Focus areas include:

- Green procurement (energy-efficient, low-carbon materials)
- Social procurement (local jobs, SMEs, designated groups)
- Ethical sourcing and responsible supply chains

Promotes long-term environmental and socio-economic benefits.

Indicates that the procurement process or project does **not** comply with required procurement regulations or sustainability principles.

Used for:

- Audit findings
- Risk reports
- Corrective action plans

Requires review and improvement.

- Used when the procurement compliance category does not fall under the standard options.

Examples:

- Special procurement frameworks
 - Donor-specific procurement rules
 - Custom institutional guidelines
- Provides flexibility for project-specific requirements.

SOCIAL IMPACT

SOCIAL IMPACT	REMARKS
Inclusive Economic Participation	Promoting equal opportunities for all community members to participate in economic activities, ensuring fair access to resources and markets.
Environmental Sustainability	Implementing practices that protect natural resources, reduce environmental impact, and support long-term ecological balance.
Skills Development and Job Creation	Building local skills through training and education to enhance employability, stimulate job creation, and support economic growth.
Community Empowerment	Strengthening local communities by improving access to services, fostering participation, and enabling them to influence development outcomes.
Ethical and Transparent Governance	Ensuring accountability, fairness, and integrity in decision-making, with transparent processes that build trust among stakeholders.
Any additional considerations or priorities that may arise based on project context or stakeholder requirements.	

PROPERTY AVAILABILITY

Has the land for the site been identified?	Yes
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Remarks	This section provides an overview of the property availability for the proposed project. It outlines whether the land required for development has been identified and captures the current status of land identification. The description also includes remarks or additional details that may impact project planning, feasibility, or timelines. This information is essential for assessing readiness, identifying potential delays, and ensuring alignment with regulatory or ownership requirements
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PROJECT STAGE-2 SUBMISSION & APPROVAL

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Submitted On	
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BACKGROUND & JUSTIFICATION

Background

South Africa is experiencing continued urbanisation, population growth, and pressure on existing municipal infrastructure. Many households still live in informal settlements or inadequate housing conditions without proper access to water, sanitation, electricity, and social services. The shortage of affordable housing, combined with limited serviced land and uneven spatial development, has resulted in a growing housing backlog. Municipalities face challenges in delivering integrated, sustainable human settlements due to funding constraints, outdated infrastructure, and fragmented planning. The Housing & Human Settlements Development project responds to these challenges by providing planned, serviced, and well-located residential developments that support improved living conditions and long-term socio-economic development.

Justification

1. Reducing the Housing Backlog

The project directly addresses the national demand for affordable housing by increasing supply and creating formalised, serviced residential areas.

2. Improving Quality of Life

Adequate housing improves health, safety, and access to essential services, contributing to better social outcomes for communities.

3. Promoting Spatial Integration

Developing mixed-use, well-located settlements supports integration of previously marginalised communities and reduces spatial inequality.

4. Strengthening Municipal Infrastructure

Upgrading and expanding bulk and internal infrastructure helps municipalities meet current and future service demands.

5. Supporting Economic & Employment Growth

Construction and infrastructure development generate jobs, stimulate local businesses, and contribute to long-term economic upliftment.

6. Policy Alignment

The project aligns with the **National Development Plan (NDP 2030)**, **Integrated Urban Development Framework (IUDF)**, and relevant municipal **SDFs/IDPs**, ensuring strategic compliance and government support.

ECONOMIC AND SOCIAL JUSTIFICATION

- **Poverty reduction**

This field describes how the project will contribute to lowering poverty levels by improving living conditions, expanding access to essential services, and creating opportunities that uplift vulnerable or low-income communities.

- **Job creation**

This field outlines the number and types of jobs expected to be generated through the project during planning, construction, and operational phases, as well as how the initiative supports long-term employment opportunities.

- **Inclusive growth**

This field explains how the project promotes economic participation for all groups, ensures equitable distribution of economic benefits, and supports the development of underserved populations and regions.

- **Reducing inequality**

This field identifies how the project narrows gaps in income, access to infrastructure, and social services by prioritizing disadvantaged communities or ensuring fair resource allocation.

- **Improving access**

This field highlights improvements in access to infrastructure, services, housing, transport, energy, or social amenities that the project will deliver, improving quality of life for communities.

- This field allows for the inclusion of any additional socio-economic benefits that do not fall under the predefined categories, providing flexibility for project-specific advantages.

GEOGRAPHIC COVERAGE

- **Regions**

City of Cape Town
Cape Wineland

West Coast
Overberg
Garden Route
Central Karo
East Coast
Region Other
Cape town
Western Cape

- **Municipalities**

District	Municipalities
City of Cape Town	City of Cape Town
Cape Winelands District Municipality	Drakenstein, Stellenbosch
Central Karoo District Municipality	Laingsburg, Prince Albert
Garden Route District Municipality	Kannaland, Mossel Bay, Oudtshoorn
Overberg District Municipality	Swellendam, Theewaterskloof
West Coast District Municipality	Cederberg, Saldanha Bay, Swartland

- **Communities**

District	Municipalities
City of Cape Town	Atlantis, Mitchell's Plain, Simon's Town
Cape Winelands District Municipality	Ceres
Central Karoo District Municipality	Laingsburg
Garden Route District Municipality	Ladismith, Plettenberg Bay, Witsand
Overberg District Municipality	Caledon, Grabouw, Baardskeerdersbos
West Coast District Municipality	Piketberg, Vredendal, Citrusdal

SECTOR-SPECIFIC ANALYSIS

- **Lack of access to water**

This field assesses challenges related to insufficient or unreliable water supply, including limited availability of potable water, poor distribution networks, aging infrastructure, or service interruptions affecting households, businesses, and communities.

- **Inadequate transportation infrastructure**

This field identifies gaps in road, rail, and public transport systems, including congestion, poor road conditions, limited connectivity between regions, and transport barriers that impact mobility, logistics, economic activity, and service delivery.

- **Limited digital connectivity**

This field examines constraints in digital infrastructure such as low broadband penetration, slow internet speeds, lack of network coverage, digital inequality, and barriers to accessing modern communication technologies needed for economic development.

- This field provides space to describe any additional sector-specific challenges not covered by the predefined categories, such as sanitation issues, waste management gaps, or social infrastructure shortages.

- **Energy Supply**

This field evaluates issues related to electricity availability, generation capacity, transmission infrastructure, load shedding, and reliability of power supply. It also considers access to renewable energy and energy security risks.

APPROVAL BODIES

1] Provincial Government Departments

- Department of Agriculture
- Department of Health
- Department of Education
- Department Of Infrastructure
- Provincial Treasury
- Local Government
- Department of Mobility
- Government Motor Transport
- Department of Premier
- Tourism, Environmental Affairs & Development Planning
- Department of Social Development
- Department of Human Settlements
- Western Cape Liquor Authority

2] Public Entities and Regulatory Bodies

- Western Cape Gambling and Racing Board

- Western Cape Liquor Authority
- Western Cape Provincial Treasury
- Western Cape Education Department
- Western Cape Provincial Parliament
- This field outlines any project requirements related to licensing, regulation, or oversight from the Western Cape Gambling and Racing Board. It includes compliance with gambling legislation, operational permits, regulatory approvals, or monitoring requirements if the project involves gaming or entertainment facilities.

3] Specialized Committees and Boards

- Research Ethics Committees
- Planning Appeals Advisory Committee
- Environmental Appeals Advisory Panel
- This field describes obligations related to liquor licensing, regulation, and enforcement under the Western Cape Liquor Authority. It applies to projects involving hospitality, retail, events, or any facilities where the sale or distribution of alcohol is relevant.
- Ethics
- Department
- committee

ENVIRONMENTAL CONSIDERATIONS

1] Projections of usage over time

- traffic volumes
This field captures current and projected vehicle or commuter volumes using a transport corridor or facility. It includes:
 - Daily and peak-hour traffic
 - Freight movement levels
 - Public transport ridership
These insights are critical for congestion management and infrastructure planning.
- energy consumption
This field estimates the amount of energy required by the project or sector over time. It may include:

- Electricity demand

- Energy intensity of operations

- Renewable energy use

These projections support resource planning and help address energy security.

- housing uptake

This field identifies projected demand for housing units, occupancy rates, and expected growth in residential developments. It is useful for:

- Housing delivery planning

- Service infrastructure sizing

- Identifying future gaps in residential supply

- Other

This field allows inclusion of any additional usage projections relevant to the project (e.g., water consumption, waste generation, or service access metrics).

2] Informed by

- historical data

This field describes the use of past data—such as previous usage levels, population patterns, infrastructure performance, or economic indicators—to understand long-term trends and inform future projections. It helps identify baseline conditions and past challenges.

- growth trends

This field highlights expected changes over time, including population growth, urban expansion, economic development, or sector-specific increases in demand. It supports forecasting and helps determine future capacity requirements.

- policy targets

This field outlines national, provincial, or municipal policy goals that influence the project. Examples include:

- Housing delivery targets

- Infrastructure expansion goals

- Environmental or sustainability requirements

- Economic development priorities

These targets help ensure alignment with government strategies.

- Other

A secondary field for any further guiding information not captured elsewhere, such as expert consultations, stakeholder workshops, feasibility studies, or international benchmarks.

3] Demand Forecasting other

- This field is used to capture **additional demand-related factors** that influence future usage but do not fall under standard categories such as traffic volumes, energy consumption, or housing uptake. Examples may include:

- Water consumption forecasts
- Waste generation patterns
- Digital connectivity or broadband demand
- Public service utilisation (schools, clinics, transport hubs)
- Seasonal or climate-driven demand variations

It allows flexibility to record any supplementary forecasting data necessary for accurate long-term planning.

4] Deliverables Other

- This field captures **any additional outputs, documents, or deliverables** that are part of the project but not covered by predefined categories. It may include:

- Additional technical reports
- Stakeholder engagement summaries
- Socio-economic assessments
- Digital models or GIS layers
- Custom dashboards, datasets, or visualisations
- Any bespoke project outputs requested by clients or governing bodies

This ensures all non-standard or project-specific deliverables are documented and tracked.

SOCIAL CONSIDERATIONS

1] Department of Social Development Policies

- Focus on child protection, substance abuse prevention, disability inclusion, and older persons' welfare
- Promotes community-based care and support systems
- Other_1

2] Inclusive Economic Development

- Supports SMMEs, women- and youth-owned enterprises
- Encourages job creation through public procurement and infrastructure projects
- Other_1

3] Public Participation and Equity

- Ensures community involvement in planning and decision-making
- Promotes equitable access to services and opportunities
- Other_1

4] Expanded Public Works Programme (EPWP)

- Provides short-term employment and skills development
- Targets vulnerable groups including youth, women, and persons with disabilities
- Other_1

5] Social Considerations Other

- Social Considerations Other added
- Other_1

INVESTMENT NEEDS

SR	NAME	DESCRIPTION
1	Infrastructure Development	• Roads, bridges, and public transport systems. • Upgrades to water and sanitation infrastructure. • Renewable energy installations and grid improvements. • Supports urban and rural transformation with a low-carbon focus

SR	NAME	DESCRIPTION
2	Human Settlements	• Affordable housing projects. • Informal settlement upgrades. • Mixed-use urban development.
3	Healthcare	• Expansion and modernization of clinics and hospitals. • Digital health systems and telemedicine. • Medical equipment and pharmaceutical supply chains.
4	Education	• School infrastructure and maintenance. • Digital learning platforms and connectivity. • Teacher training and curriculum development.
5	Agriculture and Agri-processing	• Investment in climate-resilient farming. • Agro-logistics and cold chain infrastructure. • Support for emerging farmers and cooperatives.
6	Green Economy	• Renewable energy (solar, wind, bioenergy). • Waste-to-energy and recycling initiatives. • Water conservation and efficiency technologies.

SR	NAME	DESCRIPTION
7	SMME and Entrepreneurship Support	• Business incubators and innovation hubs. • Access to finance and market linkages. • Skills development and mentorship programs.
8	Tourism and Cultural Investment	• Infrastructure for eco-tourism and heritage sites. • Event hosting and destination marketing. • Hospitality training and development.
9	Investment Needs other	• Investment Needs Other Added

POLICY INCENTIVES

1. Sector-Focused Incentives

- a. Agri-processing: Support for infrastructure, logistics, and export readiness.
- b. Green Economy: Incentives for renewable energy, water efficiency, and waste-to-energy projects.
- c. Technology and Innovation: Support for ICT hubs, fintech, and digital startups.
- d. Tourism and Film: Rebates and grants for film production and tourism infrastructure.
- e.
- f. Investment Ecosystem

2. Investment Ecosystem Support

- a. Municipal Investment Readiness Programme: Helps municipalities prepare for and attract investment.
- b. Sector IQ: Provides data-driven insights to guide investment decisions.

c. Film Incentive Scheme: Assesses and supports the impact of film-related investments.

d.

3. Business Support and Facilitation

a. Site selection assistance

b. Regulatory guidance

c. Market intelligence

d. Access to government incentives

e. Investment Summits: Hosted by the Premier to connect investors with opportunities and funding partners

f.

4. National Incentives Accessible in the Western Cape Via the Department of Trade, Industry and Competition (DTIC)

a. 12I Tax Allowance: For industrial projects.

b. SEZ Incentives: For businesses in Special Economic Zones.

c. Black Industrialists Scheme: Funding and support for black-owned manufacturing businesses.

d.

5. Investment Summits: Hosted by the Premier to connect investors with opportunities and funding partners

6. Policy Incentives Other

a. Policy Incentives Other Added

7. Policy Incentives Other 2

a. Policy Incentives Other 2 Subtype 1

8. New Policy Incentive added

a. Sub Other of New Policy Incentive added

b. Policy Incentives Other_4

SCALE AND COMPLEXITY

1] Total Addressable Market (TAM)

- **Population served by a transport corridor**

This field identifies the number of people or communities benefiting from a specific transport corridor. It includes daily commuters, freight users, and adjacent populations who rely on the corridor for mobility, access to jobs, education, and services.

- **Households needing water access**

This field captures the number of households lacking reliable access to potable water. It includes households in informal settlements, rural areas, or underserved urban zones, highlighting the demand for water infrastructure projects.

- **Data sources**

- **Demographic**

Population statistics, age distribution, household sizes, migration patterns, and census data.

- **Geographic**

Spatial data, maps, GIS layers, land use, topography, and proximity to infrastructure.

- **Economic**

Income levels, employment rates, economic activity, industry presence, and affordability indicators.

- Any additional data sources not captured in standard categories (e.g., surveys, NGO reports, community input).

- Reserved for verification or cross-checking purposes to ensure data completeness and reliability.

2] Served Available Market (SAM)

- **Location**

This field specifies the geographic placement of the infrastructure, facility, or service. It includes coordinates, municipality, region, or proximity to major population centers, transport links, and other relevant landmarks.

- **Capacity**

This field describes the maximum operational or service capacity of the facility or infrastructure. For example, it may include:

- Number of passengers a transport corridor can handle
 - Volume of water supply or wastewater treatment capacity
 - Number of housing units or beds in a healthcare facility

- **Are there any envisaged Operational constraints?**

This field identifies potential limitations that could affect the operation or effectiveness of the facility, such as:

- Technical or maintenance challenges
- Resource or staffing limitations
- Regulatory restrictions
- Seasonal or environmental factors

- **Which of the following criteria is being used to support this analysis in terms of Segmentation?**

- **Income**

Targets populations based on income levels (low-, middle-, high-income groups) to ensure equitable access or affordability.

- **Region**

Segmentation based on geographic location, administrative boundaries, or service zones.

- **Service level**

Differentiates populations based on the level or quality of services received (e.g., basic vs. premium service).

- Any additional segmentation criteria not covered in the above categories (e.g., household size, demographic group).

- **Saved Available Market Other**

Secondary or supplementary segmentation criteria for more granular analysis (e.g., vulnerability index, access to public transport).

3] Demand Forecasting

- **Projections of usage over time**

- **traffic volumes**

This field captures current and projected vehicle or commuter volumes using a transport corridor or facility. It includes:

- Daily and peak-hour traffic

- Freight movement levels

- Public transport ridership

These insights are critical for congestion management and infrastructure planning.

- **energy consumption**

This field estimates the amount of energy required by the project or sector over time. It may include:

- Electricity demand

- Energy intensity of operations

- Renewable energy use

These projections support resource planning and help address energy security.

- **housing uptake**

This field identifies projected demand for housing units, occupancy rates, and expected growth in residential developments. It is useful for:

- Housing delivery planning

- Service infrastructure sizing

- Identifying future gaps in residential supply

- This field allows inclusion of any additional usage projections relevant to the project (e.g., water consumption, waste generation, or service access metrics).

- **Informed by**

- **historical data**

This field describes the use of past data—such as previous usage levels, population patterns, infrastructure performance, or economic indicators—to understand long-term trends and inform future projections. It helps identify baseline conditions and past challenges.

- **growth trends**

This field highlights expected changes over time, including population growth, urban expansion, economic development, or sector-specific increases in demand. It supports forecasting and helps determine future capacity requirements.

- **policy targets**

This field outlines national, provincial, or municipal policy goals that influence the project. Examples include:

- Housing delivery targets
 - Infrastructure expansion goals
 - Environmental or sustainability requirements
 - Economic development priorities

These targets help ensure alignment with government strategies.
- A secondary field for any further guiding information not captured elsewhere, such as expert consultations, stakeholder workshops, feasibility studies, or international benchmarks.
- **Demand Forecasting other**

This field is used to capture **additional demand-related factors** that influence future usage but do not fall under standard categories such as traffic volumes, energy consumption, or housing uptake. Examples may include:

 - Water consumption forecasts
 - Waste generation patterns
 - Digital connectivity or broadband demand
 - Public service utilisation (schools, clinics, transport hubs)
 - Seasonal or climate-driven demand variations

It allows flexibility to record any supplementary forecasting data necessary for accurate long-term planning.

- **Deliverables Other**

This field captures **any additional outputs, documents, or deliverables** that are part of the project but not covered by predefined categories. It may include:

- Additional technical reports
- Stakeholder engagement summaries
- Socio-economic assessments
- Digital models or GIS layers
- Custom dashboards, datasets, or visualisations
- Any bespoke project outputs requested by clients or governing bodies

This ensures all non-standard or project-specific deliverables are documented and tracked.

4] Size

Project Type	New Project
Project Size	Large - Total of 30 Mill or more

CHALLENGES

- **Technical challenges**

This field identifies engineering, design, or infrastructure-related difficulties that may affect the project. Examples include:

- Complex site conditions (soil, terrain, geology)
- Integration with existing infrastructure
- Technology limitations or specialised equipment requirements
- Compliance with technical standards and regulations

These challenges often influence design decisions, timelines, and costs.

- **Financial Complexity**

This field highlights challenges related to funding, budgeting, or financial structuring, such as:

- Limited budget availability
- High capital or operational costs
- Difficulty securing financing or partnerships
- Complex cost–benefit analysis or return on investment considerations
- Currency or market fluctuations impacting project affordability

These factors affect project viability and funding strategy.

- **Operational Complexity**

This field outlines challenges related to project operations, management, and long-term sustainability, including:

- Staffing and capacity constraints
- Maintenance and lifecycle management issues
- Coordination with multiple stakeholders or service providers
- Logistical constraints impacting operations
- Risks of service disruptions or system inefficiencies

These challenges influence long-term performance and operational readiness.

PHASES

- **Initiation**

Key activities include:

- Problem identification
- Stakeholder engagement
- Initial scope definition
- High-level budgeting and timelines
- Approval to proceed to planning

1] Phase 1 Initiation

This phase involves defining the project concept, identifying the need, conducting preliminary assessments, and determining feasibility.

- **Design**

Activities may include:

- Engineering and architectural designs
- Environmental and regulatory compliance reviews
- Costing and budgeting updates
- Risk assessments
- Procurement planning

1] Phase 2 -Design

This phase focuses on developing detailed plans, specifications, and technical designs necessary for implementation.

- **Develop**

Activities involve:

- Securing permits and approvals
- Finalising procurement

- Contractor appointment
- Site preparation
- Final risk mitigation and readiness checks

1] Phase 3- Develop

This phase prepares the project for execution by finalising documentation, contracts, and resources.

• Implement

Activities include:

- Infrastructure construction or system deployment
- Quality assurance and inspections
- Budget and schedule management
- Ongoing stakeholder communication
- Risk monitoring and issue resolution

1] Phase 4 -Implement

This is the construction or execution phase where the actual project work is carried out.

• Handover

Activities include:

- Final testing and commissioning
- Documentation handover
- User training
- Certification and compliance checks
- Operational transition

1] Phase 5 - Handover

This phase focuses on completing the project and transferring it to the end-users or operating entity.

• Monitor & Evaluate

Activities include:

- Monitoring service performance and usage
- Evaluating efficiency and effectiveness

- Identifying lessons learned

- Reporting on sustainability, compliance, and benefits realisation

1] Phase 6 -Monitor and Evaluate

This final phase involves assessing the project's performance, outcomes, and impact over time.

PROJECT STAGE-3 SUBMISSION & APPROVAL

Self Approved By: **Poonam Yawalkar**

Self Approved On: **04 Dec 2025 10:07:27 AM**

Submitted By	
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